

Jan Forster

Hambledon Avenue | North Shields | Tyne & Wear | NE30 3HT

Offers Over £380,000



4 1 2

- Ideal Family Home
- No Onward Chain
- Two Bathrooms
- Utility Area
- Viewing A Must
- Sought After Location
- Four Bedrooms
- Conservatory
- Excellent Amenities Nearby
- Call For More Information









* Video Tour on Our YouTube Channel | https://youtu.be/fjwoBCFTAVU *

Positioned in a highly sought-after residential location on Hambledon Avenue, this spacious four-bedroom semi-detached family home offers versatile accommodation, generous outdoor space and excellent potential for modern family living.

The location offers a wealth of amenities including supermarkets, shops, cafés, leisure facilities and highly regarded schools. Excellent public transport links are nearby, with regular bus and Metro connections providing access to Newcastle city centre, the coast and surrounding areas. Families will appreciate the abundance of nearby parks, recreational facilities and coastal attractions, while beautiful beaches, Tynemouth Village and the vibrant Fish Quay are all within easy reach.

Internally, the accommodation briefly comprises a welcoming entrance hallway, a useful ground-floor shower room, and a bright, spacious lounge/dining room with sliding doors into the conservatory. The well-appointed kitchen also benefits from French doors leading to the conservatory, creating an ideal space for both entertaining and everyday family living. A practical utility area with access to the rear garden adds further convenience.

To the first floor, there are four well-proportioned bedrooms - bedroom four has drop down ladder access to generous, boarded loft storage space, and there is a stylish family bathroom/WC featuring a shower over a P-shaped bath.

Externally, the property benefits from a paved driveway to the front, along with an attached garage. To the rear, the South-facing garden features a patio area, lawn, and well-stocked planted borders, offering an attractive outdoor space in which to relax and enjoy the warmer months.

For more information and to book a viewing please call our sales team on 0191 257 2000.

Tenure
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: D



Lounge 13'1" x 11'1" (3.99 x 3.40)

Dining Area 10'7" x 12'5" (3.25 x 3.80)

Conservatory 10'0" x 17'5" (3.07 x 5.31)

Kitchen 11'11" x 8'11" (3.64 x 2.72)

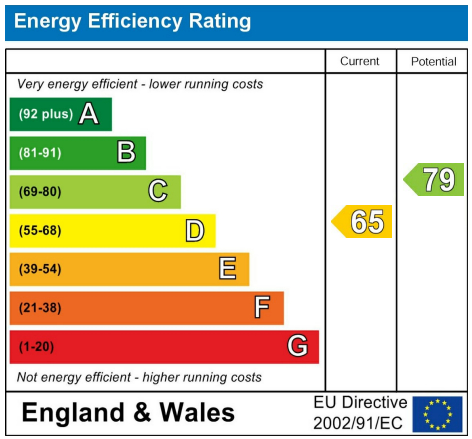
Utility Room 7'1" x 11'7" (2.16 x 3.54)

Bedroom One 12'0" x 12'9" (3.68 x 3.89)

Bedroom Two 12'0" x 8'9" (3.68 x 2.67)

Bedroom Three 7'1" x 21'0" (2.16 x 6.42)

Bedroom Four 9'8" x 8'0" (2.95 x 2.44)



The difference between house and home

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